



CITY OF BEAVERTON  
Community Development Department  
Development Services Division  
4755 SW Griffith Drive  
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## TYPE 2 NOTICE OF PENDING DEVELOPMENT APPLICATION

**Date of Notice:** October 21, 2004

**Case File No./Project Name:** LD2004-0039 & ADJ2004-0017 (Hedlund 3-lot Partition)

**Summary of Application:** The applicant is proposing to create a three lot preliminary plat, from one piece of property. The proposed preliminary plat fronts SW Hedlund Land and SW 152<sup>nd</sup> Avenue. The applicant has also applied for a minor adjustment to deviate from the Site Development Standard 20.05.50.2.B.

**Due Date for Written Comments:** Tuesday, November 9, 2004

Please reference the Case File Number and Project Name in your written comments. Mailed written comments should be sent to the Development Services Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person should be delivered to the Development Services Division, 2<sup>nd</sup> Floor, Beaverton City Hall, 4755 SW Griffith Drive by 4:30 p.m. on the due date.

**Staff Planner:** Jeff Caines **Phone Number:** (503) 526-2419

**Facilities Review Committee Meeting Date:** Wednesday, November 10, 2004

The Facilities Review Committee is not a decision-making body, but advises the Director on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Committee forwards a recommendation to the Director on the development applications. The Director will issue a written decision, providing public notice, approximately fourteen (14) calendar days after the Facilities Review Committee meeting.

### Site Description:

Map & Tax Lot Number: 1S1-32AB Lot 700

Cross Street: SW Hedlund Lane & SW 152<sup>nd</sup> Avenue

Zoning: Urban Standard Density (R-5)

Neighborhood Association Committee: Neighbors Southwest

**Applicable Development Code Approval Criteria:** Section 40.45.15.2.C (Preliminary Partition) & 40.10.15.1.C (Minor Adjustments).

Documents and plans for the development application are available for review at the Beaverton Development Services Division, 2<sup>nd</sup> floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday.

Please note: You are receiving this notice to advise you of a pending development application. Section 50.40.2 of the Beaverton Development Code requires the City to provide written notice of a pending Type 2 development application to the applicant, property owner, affected Neighborhood Association Committees (NACs), and owners of property within 300 feet on all sides of the property proposed for development, based on the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation. **Please note that the failure of a property owner to receive notice does not invalidate a decision.** A public hearing on the application will not be held unless the Director's decision is appealed.